



**City of Coral Gables
CITY COMMISSION MEETING
February 28, 2023**

ITEM TITLE:

Historic Preservation Board Meeting of December 21, 2022.

SUMMARY OF MEETING:

OPENING STATEMENT:

Chair Menendez read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

CALL TO ORDER:

The meeting was called to order at 4:08 pm by Chair Menendez and attendance was stated for the record.

APPROVAL OF MINUTES:

The minutes for the Historic Preservation Board Meeting of November 16, 2022 will be presented at the next meeting on January 18, 2023.

NOTICE REGARDING EX-PARTE COMMUNICATIONS.

Chair Menendez read a statement regarding Notice of Ex-Partee Communications. Board members who had ex-partee communication of contact regarding cases being heard were instructed to disclose such communication or contact.

Board members did not indicate that any such communication occurred.

ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM:

1. Deferred:
CASE FILE LHD 2022-013: Consideration of the local historic designation of the property at 517 Aragon Avenue.
2. Request for Deferral:
CASE FILE LHD 2022-006: Consideration of the local historic designation of the property at 311 Romano Avenue.

The motion was made by Mr. Durana to defer CASE FILE LHD 2022-006: Consideration of the local historic designation of the property at 311 Romano Avenue, but fail to garner a second.

The motion failed.

Mr. Bache-Wiig and Ms. Rolando joined the meeting.

SWEARING IN OF THE PUBLIC:

City Clerk Billy Urquia administered the oath.

APPROVAL OF ABSENCES: None.

ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM CONTINUED:

3. Request for Deferral:
 CASE FILE LHD 2022-012: Consideration of the local historic designation of the property at 1231 Columbus Boulevard

The motion was made by Ms. Bache-Wiig and seconded by Mr. Ehrenhaft to defer CASE FILE LHD 2022-012: Consideration of the local historic designation of the property at 1231 Columbus Boulevard until the February meeting.

The motion passed (Ayes: 9, Nays: 0).

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2022-006: Consideration of the local historic designation of the property at **311 Romano Avenue**, legally described as Lots 17 to 19 Inclusive, Block 1, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Fullerton to approve the local historic designation of the property at 311 Romano Avenue based on its historical, cultural and architectural significance as exemplified in the Staff Report.

The motion passed (Ayes: 9, N Nays: 0).

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2022-031: An application for the issuance of a Special Certificate of Appropriateness for the property at **1423 Alhambra Circle**, a Non-Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 9, Block 16, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing residence and the construction of a new single-family residence and sitework.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the design approval for the demolition of the existing residence and the construction of a new single-family residence and sitework for the property at **1423 Alhambra Circle**, a Non-Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 9, Block 16, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida, and the issuance of a Special Certificate of Appropriateness with the following conditions:

The motion passed (Ayes: 9, N Nays: 0).

Conditions are as follows:

1. *Window and door glass shall be clear/non-reflective.*
2. *Details and specifications of all architectural features and lighting shall be submitted to Staff for review.*
3. *Details and specifications of all windows, doors, and garage doors shall be submitted to Staff for review.*
4. *Details and specifications of proposed roof tiles shall be submitted to Staff for review.*
5. *Details and specifications of proposed pool, deck, walkways, driveway, and new walls shall be submitted to Staff for review.*
6. *The height of the garage door shall be reduced to be more consistent with existing garages within the historic district.*
7. *Redesign of a landscaped trellis structure above.*
8. *Continue the balcony height stucco band to the garage.*

CASE FILE COA (SP) 2022-032: An application for the issuance of a Special Certificate of Appropriateness for the property at **504 Navarre Avenue**, a Contributing Resource within the “Coral Rock Residences Thematic Group Historic District,” legally described as Lots 10 & 11, Block 14, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the installation of windows as a deviation from approved plans.

The motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to deny the application for after-the-fact design approval for the installation of windows as a deviation from approved plans and the issuance of a Special Certificate of Appropriateness for the property at **504 Navarre Avenue**, a Contributing Resource within the “Coral Rock Residences Thematic Group Historic District,” legally described as Lots 10 & 11, Block 14, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 9, N Nays: 0).

CASE FILE COA (SP) 2022-033: An application for the issuance of a Special Certificate of Appropriateness for the property at **1317 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lots 25 and 26, Block 17, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to require the applicant to receive Board of Architects approval or review recommendations before Historic Preservation Board review for the additions and alterations to the residence and sitework for the property at **1317 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lots 25 and 26, Block 17, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 9, N Nays: 0).

CASE FILE COA (SP) 2022-034: An application for the issuance of a Special Certificate of Appropriateness for the property at **1258 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lots 1 and 2, Block 3, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing residence.

The motion was made by Ms. Spain and seconded by Mr. Maxwell to deny the request design approval for the demolition of the existing residence for the property at **1258 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lots 1 and 2, Block 3, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 9, N Nays: 0).

CASE FILE COA (SP) 2022-035: An application for the issuance of a Special Certificate of Appropriateness for the property at **4520 Santa Maria Street**, a Contributing Resource within the “Florida Pioneer Village Historic District” and the “Santa Maria Street Historic District,” legally described as Lots 28, 29, and the North 45 Feet of Lot 30, Block 93, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of a flat concrete roof tile.

The motion was made by Ms. Fullerton and seconded by Ms. Spain to approve the request for design approval for the for the installation of a flat concrete roof tile for the property at **4520 Santa Maria Street**, a Contributing Resource within the “Florida Pioneer Village Historic District” and the “Santa Maria Street Historic District,” legally described as Lots 28, 29, and the North 45 Feet of Lot 30, Block 93, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 8, N Nays: 1).

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE: None

ITEMS FROM THE SECRETARY: None

DISCUSSION ITEMS:

1. Issues with Window Companies.
2. Preservation Plans.
3. Unsafe Structures and Building Codes.
4. Items to be attached to the drawings.
5. Education of Contractors regarding submittals.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT:

A motion was made by Vice-Chair Garcia Pons and seconded by Ms. Maxwell to adjourn the meeting.

The motion passed with a collective aye.

The meeting was adjourned at 7:03 pm.